

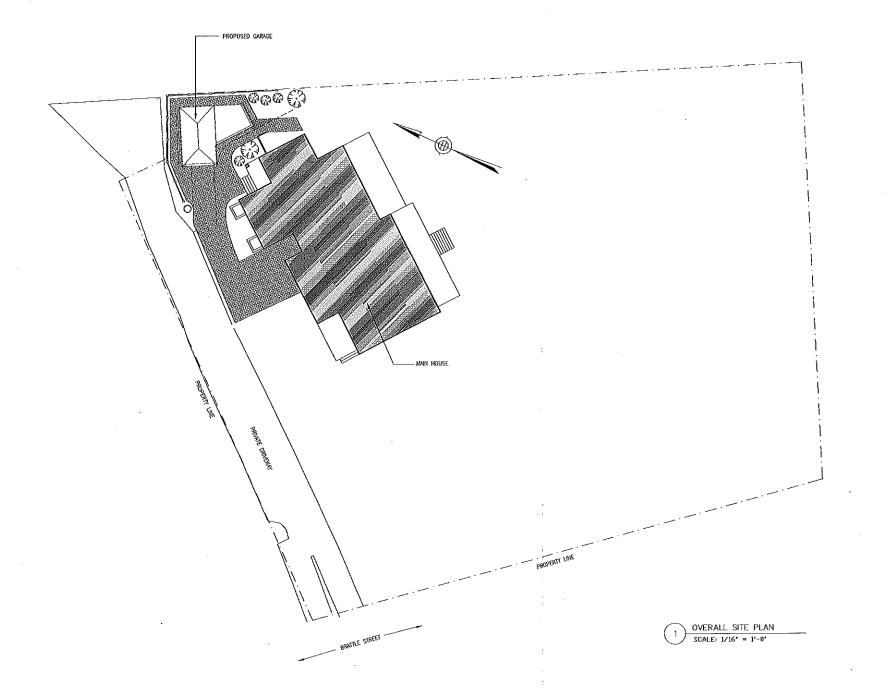


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CAMBRIDGE HISTORICAL COMMISSION
831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112 CAMBRIDGE HISTORICAL COMMISSION E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

APPLICATION FOR CERTIFICATE

1.	The undersigned hereby applies to the Cambridge Historical Commission for a Certificate of (check one box): Appropriateness, Nonapplicability, or Hardship, in accordance with Chapter 40C of the Massachusetts General Laws and/or Chapter 2.78 of the Municipal Code.						
2.	Address of property:	121 Brat	tle Street	, Cambridge, Massachusetts			
3.	Describe the proposed alteration(s), construction or demolition in the space provided below: (An additional page can be attached, if necessary).						
	We are seeking appro	oval to construct a one	car garage.				
	The proposed project is located at the rear of the property which will minimize visibility from Brattle Street. The space is currently being used by two open parking spots, a trash storage shed and a bike/ utility shed. As part of the proposed work the trash and bike sheds will be incorporated into the new structure. The proposed building responds carefully to its context- the overall height is as low as we can make it and, by working with two visually distinct pieces the overall mass will be lessened.						
	The exterior will be clawood cornerboards, a copper.	ad with wood shiplap painted wood frieze,	siding similar to the ma eave and soffit. The ro	ain house. It will have painted of will be flat seam soldered			
bel	lief. The undersigned	also attests that h	e/she has read the s	e to the best of my knowledge and tatements printed on the reverse.			
Na	me of Property Owner		et and Joseph Koerne				
Ms	iling Address:	121 Brattle St					
Tel	lephone/Fax: 617	-460-2736	E-mail:	megkoerner@me.com			
Sig (Re	nature of Property Own	ner of Record:	inplete without property	owner's signature)			
Na	me of proponent, if not	record owner:Z	eke Brown Brown Fe	nollosa Architects, Inc			
Ma	iling Address:	197 Broadway	Arlington MA 02474				
	ephone/Fax: 781-64	1-9500	E-mail: Z	eke@brownfenollosa.com			
(for	office use only):						
Dat	te Application Received	: 2 10 1 6 Case	Number: <u>355°</u> C	Hearing Date: 3/3/16			
	pe of Certificate Issued:	•	Dat				



KOERNER GARAGE 121 BRATTLE ST CAMBRIDGE MA 02138

NOT FOR CONSTRUCTION

Structural Engineer:

SUPPLEMENTAL- SITE PLAN INFO

Date:
Scale:
Project Number:
Drawn by: KOERNER

Koerner Garage

121 Brattle Street Cambridge, MA 02138

<u>Owner</u>

Joseph and Margaret Koerner 121 Brattle St Cambridge, MA 02138

<u>Architecture</u> BROWN FENOLLOSA Architects, Inc 197 Broadway Arlington, MA 02474 p 781 641 9500

DRAWING LIST:

- TITLE PAGE, ZONING ANALYSIS, PLOT PLAN A2 - SITE PLAN, PROPOSED PLAN, SECTION, DETAILS

A3 - PROPOSED EXTERIOR ELEVATIONS - PROPOSED EXTERIOR ELEVATIONS

ZONING SUMMARY: 121 Brattle Street Cambridge, MA 02138

NARRATIVE OF WORK:

THE PROJECT CONSSTS OF THE CONSTRUCTION OF A ONE-CAR GARACE ACCESSORY BUILDING. IN ORDER TO ACCOMMODATE THE NEW STRUCTURE, THE ENTRY STEPS INTO THE BLOCK OF THE HOUSE MUST BE RECONSTRUCTED AND THE EXISTING BIKE SHED AND TRASH STORAGE SHED WILL BE REJAVVED.

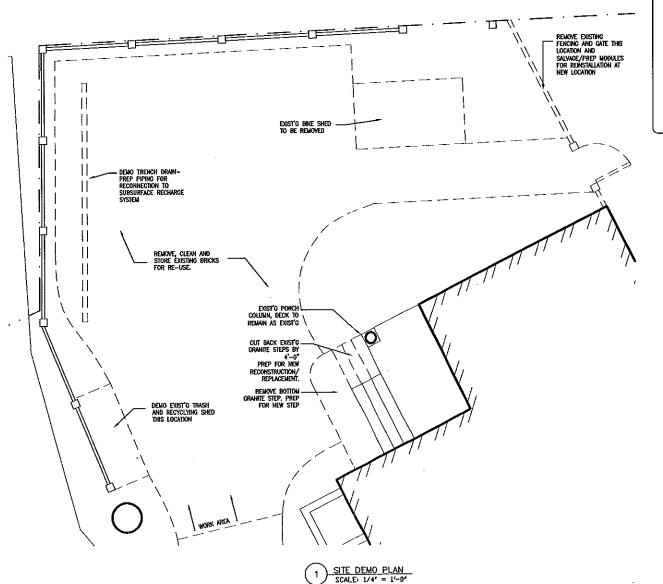
APPLICABLE CODES
THE 8TH EDITION OF THE MASSACHUSETTS STATE BUILDING CODE (MSBC). APPLICABLE CODES, STANDARDS, AND GUIDELINES FOR THIS PROJECT INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING CURRENT EDITIONS:

2009 IBC; INTERNATIONAL BUILDING CODE, RESIDENTIAL ED.

2780 CHR: MA AMERIOMENTS TO THE INTERNATIONAL BUILDING CODE (MSBC), 8TH EDITION 248 CHR: MA STATE PUBLISHERS AND ACSTITIES CODE

527 CHR; CA.12: NATIONAL ELECTRICAL CODE WITH MA AMENDMENTS

DIMENSIONAL CALCULATIONS:	REQUIRED;	EXISTING:	PROPOSED:
FLOOR AREA RATIO, MAX:	.5		
LOT AREA, MIN.:	8,000 sf	41,610 sf	NO CHANGE
LOT AREA/DWELLING UNIT, MIN.:	6,000 af	41,610 af	NO CHANGE
LOT WOTH, WINL:	80 ft	200 ft	NO CHANGE
BUILDING HEIGHT, MAX.:	35'-6"		NO CHANGE
PRIVATE OPEN SPACE, WHI:	50%	85 %	NO CHANCE
HOUSE YARD SETBACKS, MIN.:	I	<u> </u>	
FRONT:	25'-0"	81'-6"	NO CHANCE
RIGHT SIDE:	20'-6"	140'-7"	HO CHANGE
LEFT SOE:	15'-6"	38'-4"	NO CHANGE
REAR:	35'-0"	17'-3"	NO CHANGE
GARAGE YARD SETBACKS, WHY.:			
LEFT SIDE:	5'-0"		5'-0"
REAR:	5'-6"		5'-0"
MAIN HOUSE:	10'-0"		10'-0"



FECHANICAL INSULATION & VAPOR BARRIER NOTES FOR NEW GARAGE:

- 3) PROMDE 2" XPS BOARD INSULATION BELOW NEW SLAB
- 5) PROMDE ELECTRICAL SUB PAREL SIZED FOR FUTURE ELECTRIC WALL HEATERS- (2) 2500w

1) GC TO PROVIDE ROUGH GRADING, LOAM, AND MULCH AT DISTURBED LOCATIONS UPON PROJECT COMPLETION.

2) carefully protect trees in work area. Proceed with excavation slowly and markelly cut back root stock—do not tear. Stop and alert team if dameter of roots exceeds $\mathbf{4}^*$

3) CONTRACTOR TO RE-INSTALL BRICKS IN RUNARING BOND PATTERN TO MATCH EXISTING. NEW BRICKS, IF NEEDED, MUST BE SIZED AND COLOR MATCHED TO EXIST'G.

4) NEW GRANITE STEPS MUST WATCH EXIST'S FINISH.

1) SIDING AT NEW GARAGE TO BE NEW, CLEAR, WESTERN RED CETAR 1x8 SHIPLAP, INSTALLED HORIZONTALLY AND PRIME ALL NULL HOLES AND FASTENER LOCATIONS. FINISH WITH 2 LATEX TOPOCATS, BEN IMPORE AURA, COLOR TBD

3) FASCIA, FRIEZE, SOFFIES, CASINGS AND RUMBING TRIM TO BE WESTERN RED CEDAR PRIMED 6 SIDES BEFORE INSTALLATION, FALL AND PRIME ALL NAIL HOLES AND FASTENER LOCATIONS, FINISH WITH 2 LATEX TOPCOATS, BEN MOORE AURA.

5) PROVIDE ALL NEW COPPER FLASHING AT WALL/ROOF INTERSECTIONS, WINDOW AND DOOR HEADS AND ABOVE WATER BOARD.

AECEVED

FEB 10 2016

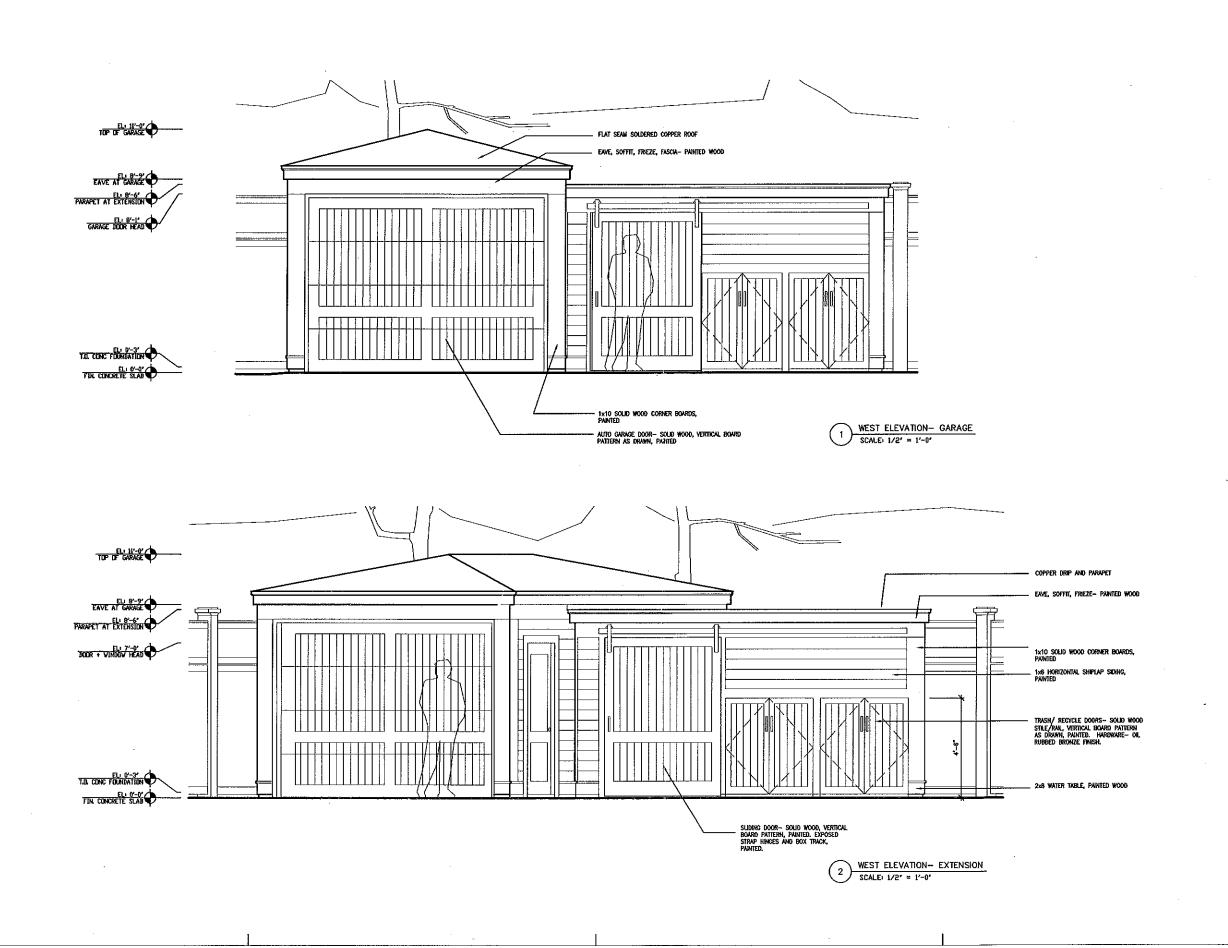
CAMBRIDGE HISTORICAL COMMISSION

GARAGE KOERNER (
121 BRATTLE ST CAN

NOT FOR CONSTRUCTION

Structural Engineer.

09-Feb-2016 KOERNER Project Number:



KOERNER GARAGE
121 BRATTLE ST CAMBRIDGE MA 02138
BROWN FENOLLOSA ARCHITECTS INC

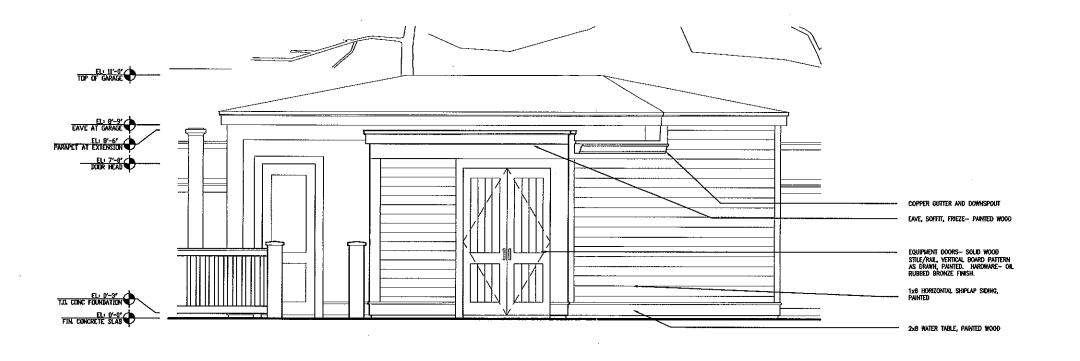
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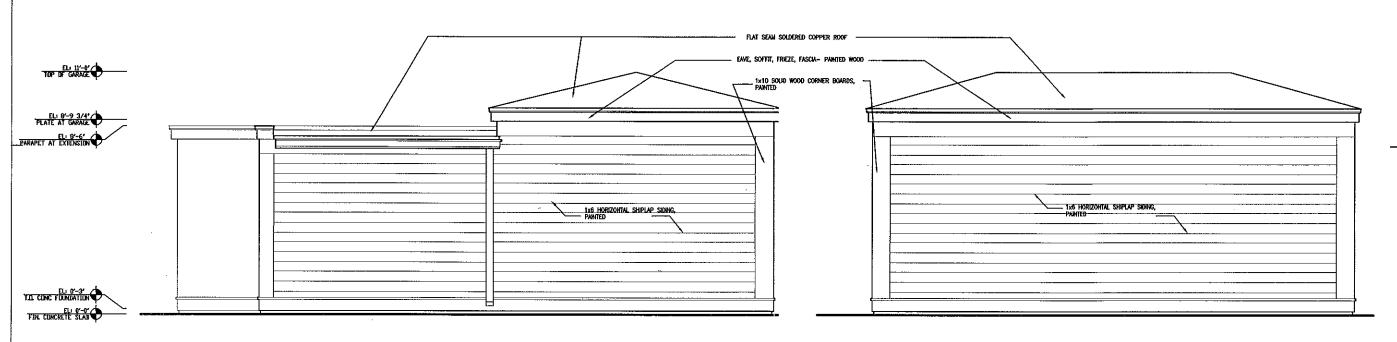
Revision: Da

PROPOSED EXTERIOR ELEVATIONS

Date: 09-Feb-2016
Scale: —
Project Number: KOERNER
Drawn by: ZB



SCALE: 1/2" = 1'-0"



EAST ELEVATION

SCALE: 1/2' = 1'-0'

KOERNER GARAGE

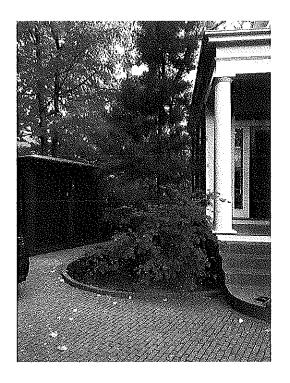
SALA

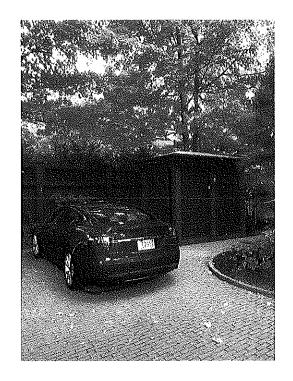
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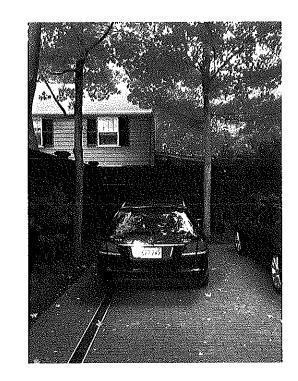
120 BROWN FENOLLOSA ARCHITECTS INC
197 Broadway Arlington MA 02474
P 781 641 9500 info@brownfenollosa of

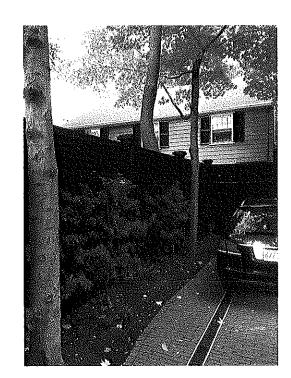
Structural Engineer:

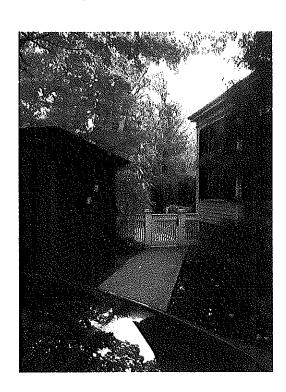
NORTH ELEVATION
SCALE: 1/2' = 1'-0'

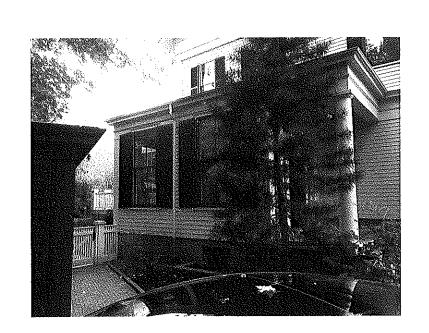












KOERNER GARAGE 121 BRATTLE ST CAMBRIDGE MA 02138

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Structural Engineer:

Revieton: Date:

Oate: 09-Feb-2018
Scale:
Project Number: KOBANER
Drawn by: 28